

157.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

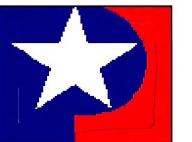
662,500 / 662,500

USE VALUE:

662,500 / 662,500

ASSESSED:

662,500 / 662,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
111		GEORGE ST, ARLINGTON

OWNERSHIP

Owner 1:	FISHER ROBERT S & JAMIE J	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 111 GEORGE STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MANSFIELD CATHERINE A -

Owner 2: MANFIELD WILLIAM L -

Street 1: 111 GEORGE STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Wood Shingle Exterior and 1606 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	0.90	7			Easemen	-5	Topo	-5			379,050						379,100	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6000.000	283,400		379,100	662,500			104283
							GIS Ref		
							GIS Ref		
							Insp Date		
							05/21/18		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	283,400	0	6,000.	379,100	662,500	662,500 Year End Roll
2019	101	FV	221,300	0	6,000.	379,100	600,400	600,400 Year End Roll
2018	101	FV	221,300	0	6,000.	319,500	540,800	540,800 Year End Roll
2017	101	FV	224,700	0	6,000.	292,400	517,100	517,100 Year End Roll
2016	101	FV	224,700	0	6,000.	249,100	473,800	473,800 Year End
2015	101	FV	218,900	0	6,000.	216,600	435,500	435,500 Year End Roll
2014	101	FV	218,900	0	6,000.	200,400	419,300	419,300 Year End Roll
2013	101	FV	218,900	0	6,000.	190,600	409,500	409,500

SALES INFORMATION

TAX DISTRICT									PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
MANSFIELD CATHE	67651-420		7/20/2016		535,000	No	No					
CALLAHAN SHEILA	56126-441		12/22/2010		435,000	No	No					
HANAFIN TERESA	26941-375		12/27/1996		178,000	No	No	Y				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/8/2019	1008	Redo Kit	82,000	O					5/21/2018	MEAS&NOTICE	BS	Barbara S
10/4/2002	845	Addition	24,000						12/1/2008	Measured	372	PATRIOT
									11/29/1999	Meas/Inspect	268	PATRIOT
									7/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial				Full Bath: 2	Rating: Good														
Sty Ht: 2 - 2 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall: 2 - Clapboard	25%			OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color: RED				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average				CONDOS INFORMATION				Lvl 2											
Year Blt: 1951	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:		Alt %:		Total Units:				Lower											
Jurisdct: G4		Fact: .		Floor:				Totals	RMs: 7	BRs: 4	Baths: 2	HB							
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 1 - Drywall				Functional:		%		Interior:		1	7	4							
Sec Int Wall:		%		Economic:		%		Additions: 2002											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors:		%		Total:	26.4	%		Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 125.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.30379820				General:											
Electric: 3 - Typical				Const Adj.: 0.99989998															
Insulation: 2 - Typical				Adj \$ / SQ: 162.958															
Int vs Ext: S				Other Features: 82500															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 385042															
% Com Wall		% Sprinkled:		Depreciation: 101651				Juris. Factor: 1.00		Before Depr: 162.96									
				Depreciated Total: 283391				Special Features: 0		Val/Su Net: 114.55									
								Final Total: 283400		Val/Su SzAd: 176.46									
MOBILE HOME				Make:															
				Model:															
				Serial #:															
				Year:															
				Color:															
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 157.0-0002-0007.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		18X10	A	AV	2006	0.00	T	10.4	101							
More: N				Total Yard Items:				Total Special Features:				Total:							

